

NORTHIAM, EAST SUSSEX





This contemporary 'Sussex style' family home is one of three properties in an exclusive gated development. Recently completed to a very high standard by a local well regarded builder, this stunning, three storey property is located on the outskirts of the popular village of Northiam.

The accommodation consists of a drawing room with log burning stove, a study/dining room, kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite bath and shower room, three further bedrooms, one ensuite, and a family bathroom.

On the second floor there is a bedroom with ensuite w.c. and a store room.

Outside the property is one of three properties within a gated development and offers a double garage and parking. The enclosed garden is laid to lawn with an area of paved terrace.

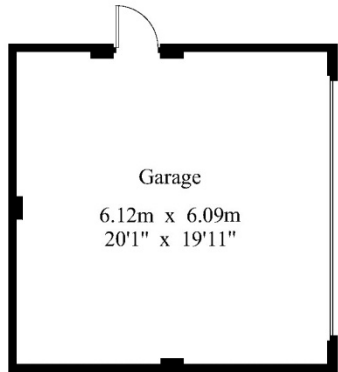
A parcel of approx 2.3 acres with potential for stabling is also available by separate negotiation.

DIRECTIONS

Sherbourne Place, Northiam, East Sussex TN31 6HY

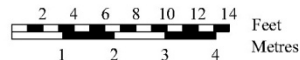
With our Cranbrook office on your left, turn left onto the High Street, continue to the 'T' junction and turn left onto A229. Continue on this road to Hawkhurst and at the traffic lights turn left onto A268. Follow this road through Sandhurst and Newenden into Northiam.

Continue on the A28 **out** of Northiam, after passing over a small crossroads sign posted New Road, Sherbourne Place will be found at the bottom of the hill on the left hand side of the road immediately after Sherbourne Valley.



House - Gross Internal Area : 218.5 sq.m (2351 sq.ft.)

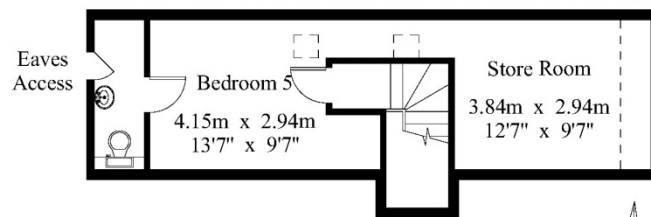
Garage - Gross Internal Area : 37.3 sq.m (401 sq.ft.)



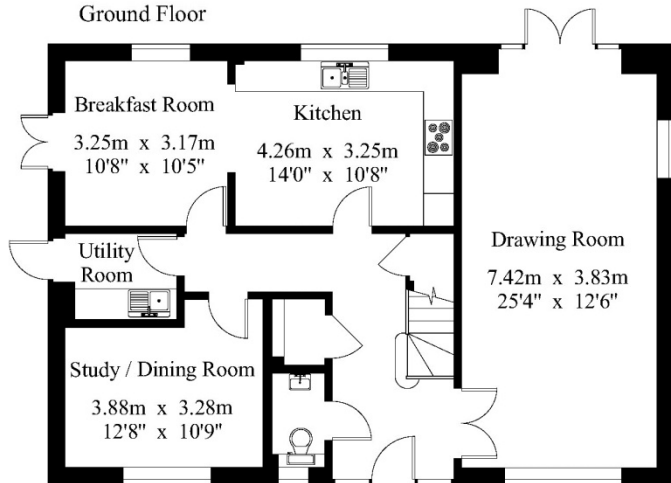
For Identification Purposes Only.

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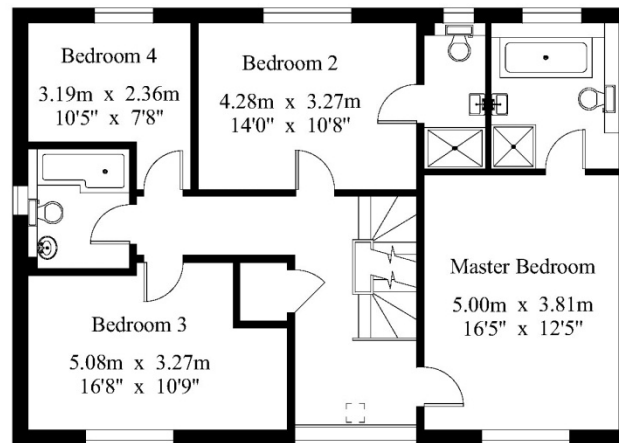
Second Floor ----- Restricted Height



Ground Floor



First Floor



Energy Performance Certificate



Valley House, Sherbourne Place, Hastings Road, Northiam, RYE, TN31 6HY

Dwelling type: Detached house Reference number: 0242-3886-7585-0696-1635
Date of assessment: 16 August 2016 Type of assessment: 347: new dwelling
Date of certificate: 16 August 2016 Total floor area: 220 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

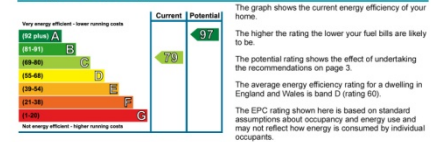
Estimated energy costs of dwelling for 3 years:	£ 2,607
Over 3 years you could save	£ 297

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 1,658 over 3 years	£ 1,158 over 3 years	You could save £ 297 over 3 years
Hot Water	£ 627 over 3 years	£ 321 over 3 years	
Totals	£ 2,607	£ 2,310	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	£4,000 - £8,000	£ 234
2. Solar photovoltaic panels: 2.5 kWp	£5,000 - £8,000	£ 918
3. Wind turbine	£15,000 - £25,000	£ 1,656

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Mains electricity and water. LPG under floor heating. Shared private drainage. Private road, maintenance shared equally between each property.

Rother District Council - Council Tax Band G

Covenant - Restricted development rights.

10 year Buildzone warranty

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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